

# \$629,900 - 74 Discovery Heights Sw, Calgary

MLS® #A2185837

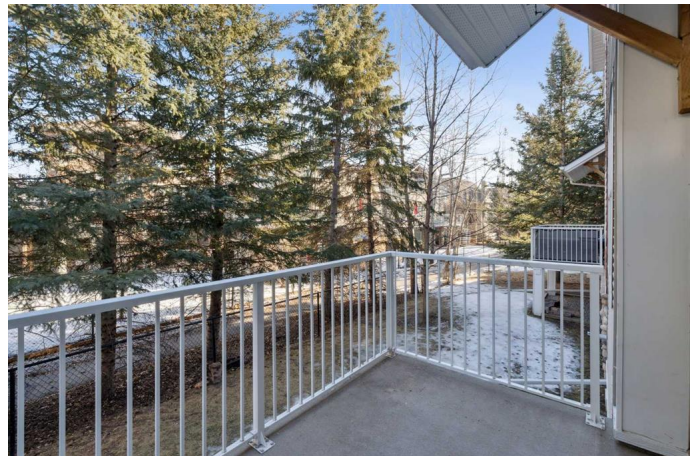
**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,589 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

Location, location, LOCATION! Private, treed townhome adjacent to walking trails in Griffin Park Environmental Reserve and Elbow River with all the amenities of Discovery Ridge, which include tennis courts, a hockey rink and soccer field, skating rink and a shopping area. The home has over 2100 square feet of living space with 3 generous bedrooms upstairs; an ensuite and walk-in closet in the primary bedroom, plus another full bathroom. The main floor living room features a cozy gas fireplace, open kitchen and dining area. All NEW kitchen appliances plus plenty of cupboard space, an L-Shape island with eating bar and access to the deck and private, treed, back yard. Also on the main floor is an office space facing the front of the home and ½ bathroom and large laundry closet. Please note: the washer/dryer may be downstairs now, but can easily be moved upstairs for accessibility. Downstairs has a large developed area available for a gym, home theater etc. and has bright full sized windows to the back yard and tons of storage. Recent upgrades include brand new vinyl flooring on all three floors, a brand new refrigerator, and a range, dishwasher, and hot water tank all new within the past 3 years. The two car garage is attached with two more parking spaces outside. Easy 20 minute drive to downtown, quick access to Stoney Trail, Glenmore Trail. Sarcee Trail, and Springbank. There is a shuttle bus at 69 St. to the Westhills Recreation Centre and the LRT. The property is professionally managed and well



maintained, and includes snow removal, grass cutting, landscaping and waste disposal. A quiet nature lover's neighborhood with estate homes across the street. A great home for a family or a long term investment with fabulous accessibility to all of Calgary via the 201!

Built in 2000

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2185837      |
| Price          | \$629,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,589         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 74 Discovery Heights Sw |
| Subdivision | Discovery Ridge         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 4Y6                 |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Playground, Recreation Facilities, Snow Removal, Visitor Parking |
| Parking Spaces | 4                                                                |
| Parking        | Double Garage Attached, Off Street                               |
| # of Garages   | 2                                                                |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Ceiling Fan(s), Closet Organizers, Central Vacuum, Kitchen Island, Pantry, Storage |
| Appliances        | Dishwasher, Microwave, Range Hood, Stove(s), Dryer, Refrigerator, See Remarks, Washer                              |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas                                                                                                                |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Partially Finished                                                                                           |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                       |
| Lot Description   | Cul-De-Sac, Backs on to Park/Green Space, Environmental Reserve, Few Trees, Street Lighting |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Stone, Vinyl Siding, Wood Frame, Cedar                                                      |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 94                 |
| Zoning         | M-G d39            |
| HOA Fees       | 300                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.